



ULSTER PROPERTY SALES

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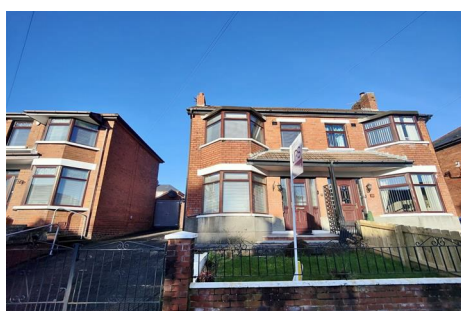
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



15 Ingledale Park , Belfast, BT14 7CZ

Offers Around £189,950

Impressive Extended Red Brick Semi Detached Villa With Private Gardens Set Within This Highly Regarded Location.

Holding a prime position within this ever popular and sought after location this handsome extended red brick semi detached villa will have immediate appeal. The spacious interior comprises 4 bedrooms, 2+reception rooms with lounge into bay, extended fitted kitchen with informal dining area and fully tiled bathroom suite. The dwelling further offers oil fired central heating, uPvc double glazed windows, pvc fascia and eaves and replaced rainwater goods. This is the perfect blank canvas for the family buyer, to put their own stamp and improve this much loved family home - Early Viewing is recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

15 Ingledale Park

, Belfast, BT14 7GZ



- Handsome Red Brick Extended Semi Detached Villa
- Extended Kitchen With Dining
- Oil Fired Central Heating
- Highly Regarded Residential Location
- Fully Tiled Bathroom
- Pvc Facia & Eaves Pvc
- 4 Bedrooms 2+ Reception Rooms
- Upvc Double Glazed Windows
- Private Mature Gardens

Entrance Hall

Upvc double glazed entrance door, under stairs storage. Panelled radiator.

Lounge into Bay

14'0" x 11'2" (4.29 x 3.41)

Wood laminate floor, 3 panelled radiators.

Dining Room

11'2" x 11'0" (3.41 x 3.36)

Attractive hardwood fireplace, panelled radiator, wood laminate floor.

Extended Kitchen

20'0" x 7'2" (6.12 x 2.19)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, built-in under oven and ceramic hob, integrated extractor fan, plumbed for washing machine, integrated under fridge and freezer,

partly tiled walls, upvc double glazed rear door:

Dining Area

Panelled radiator.

First Floor

Landing

Bathroom

Coloured suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

Bedroom

11'5" x 10'4" (3.48 x 3.17)

Wood laminate floor, built-in mirror slider robes, hotpress/copper cylinder, panelled radiator.

Bedroom into Bay

13'7" x 10'8" (4.16 x 3.27)

Wood lamiante floor, panelled radiator.

Bedroom

6'0" x 5'11" (1.84 x 1.82)

Panelled radiator.

Second Floor

Landing

Bedroom

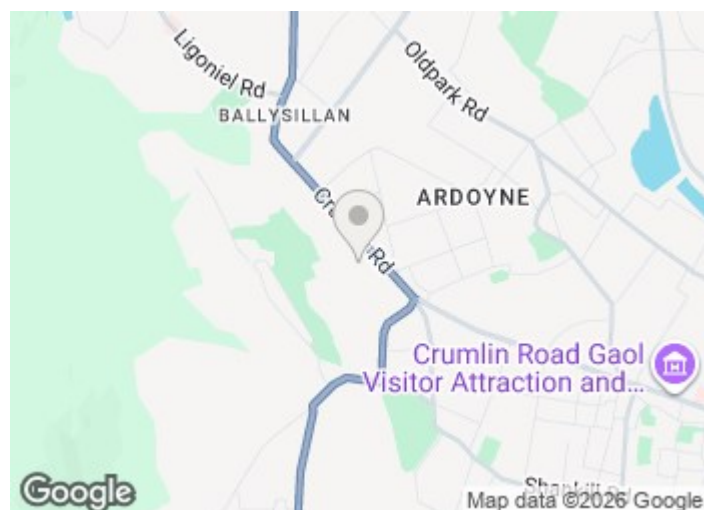
13'9" x 13'2" (4.20 x 4.03)

Dormer window, panelled radiator, undereaves storage.

Outside

Mature gardens front and rear in lawns shrubs and flower beds, green house, patio area, boiler house, oil tank, outside light and tap.

Driveway



Directions



Floor Plan

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